

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

**ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS**

**1300 COURTHOUSE ROAD  
SEPTEMBER 16, 2009**

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**5:30 P.M.     WORK SESSION**

CALL TO ORDER

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

REVIEW OF PROPOSED ORDINANCES

1.     [Amend Definition of Subdivision Sign in the Zoning Ordinance](#) (Referred to Planning Commission by Board of Supervisors) (**Time Limit: November 17, 2009**) (**Deferred at September 2, 2009 Work Session to September 16, 2009 Work Session**)
2.     [Medical and Dental Clinics in Commercial Districts](#) (Referred to Planning Commission by Board of Supervisors) (**Time Limit: November 17, 2009**) (**Deferred at September 2, 2009 Work Session to September 16, 2009 Work Session**)
3.     Elimination of the Preliminary Subdivision Plan Process (**Deferred for legal analysis**)
4.     Rappahannock River Overlay District (Deferred to subcommittee - Peter Fields, Ruth Carlone, Friends of the Rappahannock and Rappahannock River Basin Commission) (Request sent to Board of Supervisors for indefinite postponement)

REVIEW OF PENDING REZONING/CONDITIONAL USE PERMITS

5.     [RC2900128; Reclassification - North Stafford Center for Business and Technology, The Shoppes of North Stafford](#) - A proposed reclassification from B-3, Office Zoning District to the B-2, Urban Commercial Zoning District, to allow a shopping center at 25 Tech Parkway on Assessor's Parcel 19U-1 consisting of 3.88 acres, located on the northwest corner of the intersection of Garrisonville Road and Tech Parkway within the Rock Hill Election District. The Comprehensive Plan recommends the property for Suburban Commercial and Office uses and Resource Protection. The Suburban Commercial designation would allow the development of commercial retail and office uses. The Office designation would allow development of professional offices and office parks. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. (**Time Limit: November 17, 2009**) (**History - Deferred at August 19, 2009 Regular Meeting to September 2, 2009 Work Session**) (**Deferred at September 2, 2009 Work Session to September 16, 2009 Work Session**)

REVIEW OF PENDING SUBDIVISION PLANS

None

## REVIEW OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS

None

## OTHER UNFINISHED BUSINESS

None

## ADJOURNMENT

End of Work Session Agenda

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## **7:30 P.M. REGULAR MEETING**

### CALL TO ORDER

### INVOCATION

### PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

### ROLL CALL TO DETERMINE THE PRESENCE OF A QUORUM

### DECLARATIONS OF DISQUALIFICATION

### PUBLIC PRESENTATIONS

### PUBLIC HEARINGS:

6. [Amendment to Zoning and Subdivision Ordinances](#) - Amendment to Section 28-25, Definitions of Specific Terms, and Section 28-61, Reservoir Protection (RPOD) Overlay District, of the Zoning Ordinance; and Section 22-87, Content of the Subdivision Ordinance, pursuant to O09-39. The amendment creates an overlay district that would restrict uses within the upstream watershed of the County reservoirs. **(Time Limit: September 16, 2009)**
7. [RC2900007; Reclassification - Onville Retail Center](#) - A proposed reclassification from R-1, Suburban Residential Zoning District to B-2, Urban Commercial Zoning District to allow, with proffered conditions, future retail development on Assessor's Parcels 20-84 and 20-85 consisting of 2.05 acres, located on the west side of Onville Road approximately 300 feet north of Garrisonville Road within the Griffis-Widewater Election District. The applicant has proffered conditions pertaining to land use, signage, site development, transportation, and the demolition of existing buildings on the site. The Comprehensive Plan recommends the property for Urban Commercial and Urban Residential land uses. The Urban Commercial land use designation would allow development of commercial, retail and office uses. The Urban Residential land use designation would allow development of a variety of residential housing types at a density of up to fifteen (15) dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: December 15, 2009)**

8. [RC2900184; Reclassification - Stafford Crossing Community Church](#) - A proposed amendment to proffered conditions to allow a place of worship and related activities instead of residential development and to amend related proffered conditions, in an R-1, Suburban Residential Zoning District, on Assessor's Parcels 46-21, 46-26 and 46-27 consisting of 48.80 acres located on the east side of Forbes Street, 600 feet south of the Layhill Road/Forbes Street intersection, within the Falmouth Election District. The Comprehensive Plan recommends the property for Suburban Residential land use. The Suburban Residential land use designation would allow single-family residential development at a density of up to three (3) dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the R-1 Zoning District. **(Time Limit: December 15, 2009)**
9. [CUP2900185; Conditional Use Permit - Stafford Crossing Community Church](#) - A request for a Conditional Use Permit for a place of worship in an R-1, Suburban Residential Zoning District, on Assessor's Parcels 46-21, 46-24, 46-25, 46-26, 46-27 and 46-29A consisting of 54.78 acres located on the east side of Forbes Street, 600 feet south of the Layhill Road/Forbes Street intersection, within the Falmouth Election District. **(Time Limit: December 15, 2009)**
10. [Amendments to the Zoning and Subdivision Ordinances and the Design and Construction Standards for Landscaping, Buffering and Screening](#) - Amendments to Section 22-153, Lots for Required Buffers; Section 22-267, Definitions; Section 22-268, Open Space Regulations; Section 22-269, Maintenance and Ownership of Open Space; and Section 22-270, Provisions For Pipe Stem Lots, of the Subdivision Ordinance; Section 28-24, Measurement; Section 28-25, Definitions of Specific Terms; Section 28-35, Table of Uses and Standards, Table 3.1, District Uses and Standards; Section 28-38, Performance Regulations; Section 28-73, Where Allowed; Section 28-75, Density and Dimensional Requirements; and Table 5.1, Cluster Option, of the Zoning Ordinance; Table 2, Transitional Buffers Matrix and Section 110.2, Street Buffering Along Arterial and Major Collector Streets, of the Design and Construction Standards for Landscaping, Buffering and Screening, pursuant to Ordinance O09-27, for the purpose of permitting cluster subdivisions as an option in the A-1, Agricultural and A-2, Rural Residential Zoning Districts. **(Time Limit: September 16, 2009)**

#### UNFINISHED BUSINESS:

11. [RC2900128; Reclassification - North Stafford Center for Business and Technology, The Shoppes of North Stafford](#) - A proposed reclassification from B-3, Office Zoning District to the B-2, Urban Commercial Zoning District, to allow a shopping center at 25 Tech Parkway on Assessor's Parcel 19U-1 consisting of 3.88 acres, located on the northwest corner of the intersection of Garrisonville Road and Tech Parkway within the Rock Hill Election District. The Comprehensive Plan recommends the property for Suburban Commercial and Office uses and Resource Protection. The Suburban Commercial designation would allow the development of commercial retail and office uses. The Office designation would allow development of professional offices and office parks. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: November 17, 2009)**  
**(History - Deferred at August 19, 2009 Regular Meeting to September 2, 2009 Work Session)**  
**(Deferred at September 2, 2009 Work Session to September 16, 2009 Work Session)**

## NEW BUSINESS

12. [SUB241784; Cranewood, Section 2, Preliminary Subdivision Plan](#) - A preliminary subdivision plan with 9 single-family residential lots, zoned R-1, Suburban Residential, consisting of 5.20 acres located approximately 400 feet west of Jefferson Davis Highway on the north side of Enon Road on Assessor's Parcel 45-281 within the Hartwood Election District. (**Time Limit: December 9, 2009**)

## PLANNING DIRECTOR'S REPORT

## COUNTY ATTORNEY'S REPORT

## SECRETARY'S REPORT

## COMMITTEE REPORTS

## CHAIRMAN'S REPORT

## OTHER BUSINESS

## APPROVAL OF MINUTES

None

## ADJOURNMENT